

## Official Statement

**MOUNTAIN VIEW SCHOOL DISTRICT**  
**San Bernardino County, California****\$555,000 Principal Amount***Election 1977 Bonds, Series 2*  
(General Obligations)

*W. J. O.*

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County Civic Building, 175 West Fifth Street, San Bernardino, California  
92415 at 10:00 A.M., Monday, January 15, 1979.





MOUNTAIN VIEW SCHOOL DISTRICT  
San Bernardino County, California

BOARD OF EDUCATION

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Thomas P. Rynsburger, Clerk

Ronald C. Thomas

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DISTRICT ADMINISTRATION

Edward Peltz, Superintendent of Schools

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SAN BERNARDINO OFFICIALS

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John H. Bulmer, Auditor-Controller

Leonard Brinley, Deputy County Counsel

John A. Gartner, Tax Collector-Treasurer

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PROFESSIONAL SERVICES

Orrick, Herrington, Rowley & Sutcliffe, San Francisco  
Bond Counsel

Stone & Youngberg Municipal Financing Consultants, Inc.  
Los Angeles and San Francisco  
Financing Consultants

THE DATE OF THIS OFFICIAL STATEMENT IS DECEMBER 18, 1978

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TO WHOM IT MAY CONCERN:

The purpose of this Official Statement is to supply information to prospective bidders on and buyers of \$555,000 principal amount of the Election 1977, Series 2 Bonds, proposed to be issued by the Mountain View School District.

The material contained in this Official Statement was prepared by Stone & Youngberg Municipal Financing Consultants, Inc., in the capacity of financing consultants to the Mountain View School District (which firm will receive compensation from the District contingent upon the sale and delivery of the Bonds).

This Official Statement is not to be construed as a contract with the purchasers of the Election 1977, Series 2 Bonds. Statements contained in this Official Statement which involve estimates, forecasts, or matters of opinion, whether or not expressly so described, are intended solely as such and are not to be construed as representations of fact.

No dealer, broker, salesman or other person has been authorized by the District to give any information or to make any representations other than those contained in this Official Statement and, if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of any offer to buy nor shall there be any sale of the Bonds by a person in any jurisdiction in which it is unlawful for such person to make such an offer, solicitation or sale.

The members of the Board of Education of the Mountain View School District have reviewed this Official Statement and have determined that as of the date hereof the information contained herein is, to the best of their knowledge and belief, true and correct in all material respects and does not contain an untrue statement of a material fact or omit to state a material fact necessary in order to make the statements made, in light of the circumstances under which they were made, not misleading. The Mountain View School District will deliver to the purchaser of the Bonds a certificate as to the above, dated the date of Bond delivery and further certifying that the signatories know of no material adverse change in the condition of the District which would make it unreasonable for the purchaser of the Bonds to rely upon the Official Statement in connection with the resale of the Bonds, and authorizing the purchaser of the Bonds to distribute copies of the Official Statement in connection with the resale of the Bonds. The original purchaser of the Bonds will be supplied with 200 copies of the Official Statement for this purpose.

The opinion of Orrick, Herrington, Rowley & Sutcliffe, San Francisco, California, Bond Counsel to the District, will be furnished to the successful bidder (see the section entitled "Legal Opinion"). The scope of Bond Counsel's employment in connection with the review of this Official Statement has been limited to reviewing the statements of law and legal conclusions set forth in the section entitled "The Bonds", excepting the material under the heading "Estimated Debt Service".

December 18, 1978

Edward Peltz, Superintendent  
MOUNTAIN VIEW SCHOOL DISTRICT





The Mountain View School District services a 13 square mile area in southwestern Ontario and adjoining unincorporated areas.



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## INTRODUCTION

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The Mountain View School District encompasses approximately 13 square miles in Southwestern San Bernardino County and includes the southeastern portion of the City of Ontario and adjoining unincorporated areas. The District is located approximately 40 miles east of Los Angeles and 19 miles west of San Bernardino.

The \$555,000 principal amount of Election 1977, Series 2 Bonds currently offered for sale represent the second offering of the \$2,400,000 principal amount authorized by the District's voters on May 31, 1977. The District sold \$1,020,000 of Election 1977, Series 1 Bonds on November 14, 1977. Proceeds from the sale of the Series 2 Bonds will be used to acquire two school sites - one for an elementary school the other for a junior high school - which are needed to accommodate the rapid growth in the District's student enrollment.

Since the Spring of 1976, residential construction within the District has accelerated significantly. American National Housing Corporation, Covington Brothers and Kingsway Construction Corporation are the principal developers active within the District. Virtually all new construction in the District is taking place within the Ontario city limits. Lands in the southern part of the District lie within an agricultural preserve, while those in the northeastern quadrant are devoted to large scale agricultural activities such as dairies, stockyards and grain milling. As of November 1, 1978, the City of Ontario had issued building permits for 1,264 new single-family dwellings within the District, of which 1,154 had been completed.

The economy of the District is based upon agriculture, the development of suburban residential neighborhoods and commercial establishments designed to serve the expanding population base. The principal agricultural activities include dairying, grape cultivation, truck crops, and field crops. Many large dairies have relocated to the District from the Los Angeles area. Livestock, stockyard and horse breeding establishments add to the agricultural base of the local economy. With the exception of grain milling activities, there are no industrial plants in the District.

Completion of the Pomona Freeway through the District in the early 1970's and its interchange with the Corona Freeway and the Orange Freeway has stimulated growth in the population of the District and adjacent areas. This growth is expected to intensify in future years as work continues on Interstate 15. Now complete from Las Vegas to a point near the Pomona Freeway, this north-south artery will connect with the Riverside Freeway near Corona, and will eventually extend to San Diego.

Upon delivery of the Election 1977 Series 2 Bonds currently offered for sale, the District's direct debt will be \$1,656,000 or 4.99 percent of its assessed valuation and 1.25 percent of estimated market value. Net direct and estimated overlapping debt will be 8.49 percent and 2.12 percent of assessed valuation and estimated market value, respectively.

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## THE BONDS

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### AUTHORITY FOR ISSUANCE

The \$555,000 principal amount of Mountain View School District Election 1977, Series 2 Bonds, now being offered for sale are general obligations to be issued under provisions of Title 1, Division 1, Part 10, Chapter 2 of the State of California Education Code, pursuant to a resolution of the Board of Supervisors of San Bernardino County adopted on November 20, 1978.

The \$555,000 principal amount Election 1977, Series 2 Bonds represent the second sale of a total authorization of \$2,400,000 approved by the District voters on May 31, 1977. On November 14, 1977, the District sold \$1,020,000 principal amount of Election 1977, Series 1 Bonds. Following the sale of the Election 1977, Series 2 Bonds, \$825,000 of the \$2,400,000 authorization will remain unissued.

### TERMS OF SALE

Bids will be received by the Board of Supervisors of San Bernardino County on or before 10:00 A.M. on Monday, January 15, 1979 at the Office of the Clerk of the Board of Supervisors, County Civic Building, 175 West Fifth Street, San Bernardino, California. The Bonds will be sold pursuant to the terms of sale contained in the Official Notice of Sale adopted by the Board of Supervisors on November 20, 1978.

### DESCRIPTION OF THE BONDS

The Election 1977, Series 2 Bonds, consist of \$555,000 aggregate principal amount dated February 1, 1979. The Bonds, all in the denomination of \$5,000, will mature serially in consecutive numerical order from lower to higher as set forth in the following maturity schedule:

<u>Maturity Date</u> <u>February 1</u>	<u>Principal</u> <u>Amount</u>
1981	\$ 15,000
1982	15,000
1983	20,000
1984	20,000
1985	20,000
1986	20,000
1987	25,000
1988	25,000
1989	25,000
1990	25,000
1991	30,000
1992	30,000
1993	35,000
1994	35,000
1995	35,000
1996	40,000
1997	45,000
1998	45,000
1999	50,000



## INTEREST

Interest on the Bonds, at a rate not to exceed eight percent (8%) per annum, is payable for the first year on February 1, 1980 and semiannually thereafter on August 1 and February 1.

## REDEMPTION PROVISIONS

Bonds maturing on or before February 1, 1994 are not subject to call and redemption prior to their fixed maturity dates. Bonds maturing on or after February 1, 1995, are subject to call and redemption prior to their fixed maturity dates at the option of the District, as a whole or in part, in inverse order of maturity and number beginning with the highest numbered bond on any interest payment date on and after February 1, 1989 at a redemption price equal to the principal amount of the bonds so called for redemption plus a premium of one-quarter of one percent of such principal amount plus one-quarter of one percent of such principal amount for each year or portion of a year between the redemption date and the maturity date of the Bonds so called for redemption.

## PAYMENT

Both principal and interest are payable in lawful money of the United States of America at the office of the Treasurer-Tax Collector of San Bernardino County in San Bernardino, California.

## REGISTRATION

The Bonds will be issued as coupon bonds, registrable only as to both principal and interest.

## LEGAL OPINION

All proceedings in connection with the issuance of the Bonds are subject to the approval of Orrick, Herrington, Rowley & Sutcliffe, San Francisco, California, Bond Counsel for the District. The unqualified opinion of Orrick, Herrington, Rowley & Sutcliffe attesting to the validity of the Bonds will be supplied free of charge to the original purchaser of the Bonds. A copy of the legal opinion, certified by the official in whose office the original is filed, will be printed on each Bond without charge to the successful bidder.

The statements of law and legal conclusions set forth in this Official Statement under the heading "THE BONDS" have been reviewed by Bond Counsel. Bond Counsel's employment is limited to a review of the legal procedures required for the authorization of the Bonds and to rendering an opinion as to the validity of the Bonds and the exemption of interest on the Bonds from income taxation (see the following subsection entitled "TAX EXEMPT STATUS"). The opinion of Bond Counsel will not consider or extend to any documents, agreements, representations, offering circulars or other material of any kind concerning the Bonds, including this Official Statement, not mentioned in this paragraph.

## TAX EXEMPT STATUS

In the opinion of Bond Counsel, the interest on the Bonds is exempt from all present Federal income taxes and from State of California personal incomes taxes under existing statutes, regulations, and court decisions, and the Bonds are exempt from all California taxes except inheritance, gift, and franchise taxes.

## LEGALITY FOR INVESTMENT

The Bonds are legal investments in California for all trust funds and for the funds of all insurance companies, commercial banks, trust companies, and for State school funds, and are eligible as security for deposits of public monies in California.

## SECURITY

The Bonds are general obligations of the Mountain View School District, and the Board of Supervisors of San Bernardino County has the power and is obligated to levy ad valorem taxes for payment of the Bonds and the interest thereon upon all property within the District, subject to taxation by the District (except certain personal property which is taxable at limited rates), without limitation of rate or amount.

## NO LITIGATION

At the time of payment for and delivery of said Bonds, the successful bidder will be furnished with a certificate that there is no litigation pending affecting the validity of the Bonds.

In the case of Serrano v. Priest, Case No. L.A. 30398, the California Supreme Court on December 30, 1976, affirmed a Judgement of the Superior Court of Los Angeles County, entered September 3, 1974, declaring that California's system of financing its public schools violates equal-protection-of-the-laws provisions of the California Constitution.

The affirmed Judgement of the Superior Court also provides: that the Judgement is not intended to invalidate, and shall not be construed as invalidating in any way, any past acts constituting the operation of the School Financing System, that the existing School Financing System shall continue to operate for a reasonable length of time so that a constitutional system can be designed, enacted into law, and placed into operation; that any redesign of the School Financing System which provides for the elimination of unconstitutional features on a gradual basis must be such that the redesigned School Financing System will be fully constitutional no later than six years from date of entry of the Judgement, and that otherwise there will be a denial to the plaintiffs of their constitutional rights for an unreasonable length of time; and that the Trial Court is retaining jurisdiction so that any of the parties may apply for appropriate relief in the event that relevant circumstances develop, such as a failure by the legislative and executive branches to take the necessary steps to design, enact into law, and place into operation, within a reasonable time from entry of the Judgement, a fully constitutional system. The legislature has enacted Chapter 894 as an urgency measure in September 1977 in part as a response to the Serrano case. The legislation does not affect the tax rates for debt service on outstanding or currently issued bonds.

## PURPOSE OF ISSUE

Proceeds from the sale of the \$555,000 principal amount of Election 1977, Series 2 Bonds will be used for authorized school purposes as described in the section of this Official Statement entitled, "THE IMPROVEMENT PROGRAM".

## ESTIMATED DEBT SERVICE

Table 1 presents a schedule of the estimated debt service requirements for the \$555,000 of Election 1977, Series 2 Bonds based upon an interest rate of seven percent together with the actual annual bond service requirements for the District's prior bond issues.



Table 1  
MOUNTAIN VIEW SCHOOL DISTRICT  
Estimated Annual Bond Service

Fiscal Year	\$555,000 Election 1977, Series 2 Bonds (1)				Bond Service on Prior Issues	Estimated Aggregate Bond Service
	Principal Outstanding	Interest Estimated At 7%	Principal Maturing	Total Bond Service		
1979/80	\$555,000	\$ 38,850	\$ --	\$ 38,850	\$ 89,040.00	\$ 127,890.00
1980/81	555,000	38,850	15,000	53,850	92,405.00	146,255.00
1981/82	540,000	37,800	15,000	52,800	90,630.00	143,430.00
1982/83	525,000	36,750	20,000	56,750	93,715.00	150,465.00
1983/84	505,000	35,350	20,000	55,350	91,660.00	147,010.00
1984/85	485,000	33,950	20,000	53,950	89,605.00	143,555.00
1985/86	465,000	32,550	20,000	52,550	92,410.00	144,960.00
1986/87	445,000	31,150	25,000	56,150	94,935.00	151,085.00
1987/88	420,000	29,400	25,000	54,400	92,320.00	146,720.00
1988/89	395,000	27,650	25,000	52,650	95,546.25	148,196.25
1989/90	370,000	25,900	25,000	50,900	96,400.00	147,300.00
1990/91	345,000	24,150	30,000	54,150	93,040.00	147,190.00
1991/92	315,000	22,050	30,000	52,050	94,540.00	146,590.00
1992/93	285,000	19,950	35,000	54,950	95,760.00	150,710.00
1993/94	250,000	17,500	35,000	52,500	96,700.00	149,200.00
1994/95	215,000	15,050	35,000 (2)	50,050	97,360.00	147,410.00
1995/96	180,000	12,600	40,000 (2)	52,600	97,740.00	150,340.00
1996/97	140,000	9,800	45,000 (2)	54,800	97,840.00	152,640.00
1997/98	95,000	6,650	45,000 (2)	51,650	97,660.00	149,310.00
1998/99	50,000	3,500	50,000 (2)	53,500	---	53,500.00
		<u>\$499,450</u>	<u>\$555,000</u>	<u>\$1,054,450</u>	<u>\$1,789,306.25</u>	<u>\$2,843,756.25</u>

(1) Bonds dated February 1, 1979.

(2) Callable on and after February 1, 1989.

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## THE IMPROVEMENT PROGRAM

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The Mountain View School District was formed in 1884. The District currently operates one elementary school with six permanent and seven relocatable classrooms. Six additional permanent classrooms, a learning resource center, an administration and nursing area, and other facilities are currently being added to the site from funds provided from the sale of the \$1,020,000 principal amount of Election 1977, Series 1 Bonds on November 14, 1977.

Student enrollment is expanding rapidly due to student in-migration resulting from the high level of residential construction activity within the District as discussed on pages 20 and 21 of this Official Statement. The District's enrollment is projected to increase markedly through 1983, as summarized in the following tabulation.

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MOUNTAIN VIEW SCHOOL DISTRICT	
Projected Student Enrollment	
October of Year	Enrollment
1978	485 (1)
1979	596
1980	618
1981	836
1982	1,104
1983	1,414

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(1) Actual enrollment as of December 4, 1978, per District staff.

Source: District Master Plan, except data for 1978

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Proceeds from the issuance of the \$555,000 principal amount of Election 1977, Series 2 Bonds currently offered for sale will be used to acquire two school sites - one for a junior high school, the other for an additional elementary school. The two proposed sites are within walking distance of the majority of the newly constructed residential neighborhoods within the District. Although the District does not have a definite construction timetable for the two new schools, it believes that the purchase of the two sites at this time is prudent in light of the present rapid escalation of land prices and in-migration of students within the District.



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## DISTRICT ORGANIZATION AND FINANCIAL DATA

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### ORGANIZATION

The Mountain View School District provides educational services from kindergarten through the eighth grade to residents of an area embracing approximately 13 square miles that includes a southeastern portion of the City of Ontario and adjoining unincorporated areas.

The District has operated as an elementary school district under the laws of the State of California continuously since 1884. The District is governed by an independent Board of Trustees of three members who are elected at large to overlapping four-year terms. The District's affairs are administered by the Superintendent, who is appointed by the Board of Trustees. Mr. Edward Peltz has served the District as Superintendent since September, 1976. Mr. Peltz has been engaged in the field of education for more than 20 years.

### FACILITIES, PERSONNEL AND ATTENDANCE

District facilities include one elementary school as discussed in "THE IMPROVEMENT PROGRAM" section of this Official Statement. The District currently employs 16 certificated, seven classified, one administrative and two part-time classified personnel.

Student enrollment as of December 4, 1978 was 485. A summary of the District's average daily attendance since the 1973/74 fiscal year appears in the following tabulation. The sharp increase in average daily attendance during the current and previous school year is readily observable.

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#### MOUNTAIN VIEW SCHOOL DISTRICT

##### Average Daily Attendance

Fiscal Year	Average Daily Attendance
1973/74	97
1974/75	95
1975/76	123
1976/77	100
1977/78	268
1978/79	423 (1)

(1) Preliminary estimate by District Staff.

Source: San Bernardino County Superintendent  
of Schools

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## CONSTITUTIONAL AMENDMENT (PROPOSITION 13)

At the June 6, 1978 election, California voters approved Proposition 13, the Jarvis-Gann Constitutional Initiative. The California Supreme Court upheld the constitutionality of Proposition 13 in a ruling on September 22, 1978. The text of Proposition 13, now Article XIII A of the California Constitution is as follows:

### "Section 1.

(a) The maximum amount of any ad valorem tax on real property shall not exceed one percent (1%) of the full cash value of such property. The one percent (1%) tax is to be collected by the counties and apportioned according to law to the districts within the counties.

(b) The limitation provided for in subdivision (a) shall not apply to ad valorem taxes or special assessments to pay the interest and redemption charges on any indebtedness approved by the voters prior to the time this section becomes effective.

### Section 2.

(a) The full cash value means the County Assessor's valuation of real property as shown on the 1975-76 tax bill under "full cash value", or thereafter, the appraised value of real property when purchased, newly constructed, or a change in ownership has occurred after the 1975 assessment. All real property not already assessed up to the 1975-76 tax levels may be reassessed to reflect that valuation.

(b) The fair market value base may reflect from year to year the inflationary rate not to exceed two percent (2%) for any given year or reduction as shown in the consumer price index or comparable data for the area under taxing jurisdiction.

### Section 3.

From and after the effective date of this article, any changes to State taxes enacted for the purpose of increasing revenues collected pursuant thereto whether by increased rates or changes in methods of computation must be imposed by an Act passed by not less than two-thirds of all members elected to each of the two houses of the Legislature, except that no new ad valorem taxes on real property or sales or transaction taxes on the sales of real property may be imposed.

### Section 4.

Cities, Counties and special districts, by a two-thirds vote of the qualified electors of such district, may impose special taxes on such district, except ad valorem taxes on real property or a transaction tax or sales tax on the sale of real property within such City, County or special district.

### Section 5.

This article shall take effect for the tax year beginning on July 1 following the passage of this Amendment, except Section 3 which shall become effective upon the passage of this article.



## Section 6.

If any section, part, clause or phrase hereof is for any reason held to be invalid or unconstitutional, the remaining sections shall not be affected but will remain in full force and effect."

### LEGISLATION TO IMPLEMENT PROPOSITION 13

On June 24, 1978, the Governor approved Senate Bill 154 (Chapter 292, 1978 Statutes) which provides partial relief to local governmental entities from the temporary difficulties brought about by the passage of Proposition 13. This bill, among other purposes, appropriates funds from the State General Fund:

A. to the State School Fund (said Fund provides for the funding of California school districts) in lieu of statutory prescribed appropriations for the 1978/79 fiscal year and presents a method for computing the state support for school districts by the County Superintendent of Schools.

B. to various categorical aid programs operated by school districts.

On June 30, 1978, the Governor also approved Senate Bill 2212 (Chapter 332, 1978 Statutes) which makes various technical and other changes in school finance provisions to comply with Chapter 292, 1978 Statutes.

State appropriations to the State School Fund and various categorical aid programs operated by school districts pursuant to Chapters 292 and 332, 1978 Statutes are applicable for fiscal year 1978/79 only. There is no guarantee that subsequent replacement of lost property tax revenue resulting from the passage of Proposition 13 will be made by the Legislature in any future fiscal year.

### ASSESSED VALUATIONS

The San Bernardino County Assessor assesses property for District taxing purposes. The State Board of Equalization reports that 1977/78 San Bernardino County valuations averaged 24.7 percent of full market value, except for public utility property, which is assessed by the State at reported state-wide average of 25 percent of full value. County assessment ratios for 1978/79 are not available from the State Board of Equalization as of the date of this Official Statement.

Under California State Law, two types of exemptions of property from ad valorem taxes became effective in the 1969/70 fiscal year. One exempts 50 percent of the value of business inventories from ad valorem taxes. The other provides for an exemption of \$1,750 of the assessed valuation of an owner-occupied dwelling if the owner files for the exemption. Under a recently enacted Constitutional Amendment, the California legislature can raise this exemption. Revenue estimated to be lost to each taxing entity as a result of such exemptions is reimbursed to the taxing entity from state funds. The reimbursement is based upon total taxes which would be due on the assessed valuation of the property qualifying for these exemptions, without allowance for delinquencies. Table 2 presents the District's 1978/79 assessed valuation by tax roll, before and after these two exemptions.

Table 2  
MOUNTAIN VIEW SCHOOL DISTRICT  
1978/79 Assessed Valuation

Tax Roll	Net Assessed Valuation	Homeowners' and Business Inventory Exemptions	Assessed Valuation for Revenue Purposes
Local Secured	\$20,520,385	\$ 1,959,350	\$22,479,735
Utility	4,910,040	--	4,910,040
Unsecured	<u>3,472,640</u>	<u>2,317,645</u>	<u>5,790,285</u>
Total	\$28,903,065	\$ 4,276,995	\$33,180,060

Source: San Bernardino County Auditor-Controller.

Table 3 summarizes the growth which has occurred in the District's assessed valuation during the current and preceding five years. It can be noted that the District's 1978/79 assessed valuation is more than 46 percent higher than the previous year's total despite the limitations imposed by Article XIII A of the State Constitution.

Table 3  
MOUNTAIN VIEW SCHOOL DISTRICT  
Growth in Assessed Valuations (1)

Fiscal Year	Local Secured	Utility	Unsecured	Total
1973/74	\$10,120,600	\$3,360,650	\$2,664,120	\$16,145,370
1974/75	11,218,270	3,640,160	3,534,755	18,393,185
1975/76	10,295,960	3,722,550	2,660,005	16,678,515
1976/77	11,341,100	4,195,800	3,550,285	19,087,185
1977/78	13,831,585	4,818,640	4,072,940	22,723,165
1978/79	22,479,735	4,910,040	5,790,285	33,180,060

(1) Before deduction of homeowners' and business inventory exemptions.

Source: San Bernardino County Auditor-Controller.

## TAX RATES

Section 1 (a) of Proposition 13, now Article XIII A of the California Constitution, limits any ad valorem tax on real property to one percent of the full cash value of such property; however this limitation is not applicable to ad valorem taxes or special assessments to pay the interest and redemption charges on any indebtedness approved by voters prior to the effective date of Article XIII A of the California Constitution.



The District levies a 1978/79 fiscal year tax rate of \$0.2161 per \$100 assessed valuation which is in addition to the one percent of market value tax limitation imposed by Article XIII A of the California Constitution. The components of this tax rate are as follows: \$0.2141 for bond interest and redemption; \$.0016 for State building aid; and \$0.0004 for State aid repayable.

Under implementing legislation for Proposition 13 (see page 9), certain funds for school districts are subject to annual legislative appropriation. The District's 1978/79 budget, summarized in Table 6 (page 14), reflects the shift from local to state sources of revenue caused by Proposition 13.

There are five tax rate areas in the District. The total 1978/79 tax rates for these five taxing areas range between \$4.4971 and \$4.7977 per \$100 assessed valuation. Tax Rate Area 95004 is the largest taxing area within the District (1978/79 total assessed valuation of \$12,612,415) and has an overall 1978/79 tax rate of \$4.4971 per \$100 assessed valuation. The following tabulation presents a listing of the components of the tax rates levied in Tax Rate Area 95004 (formerly Tax Rate Area 9504) during the 1973/74 through 1977/78 fiscal years.

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MOUNTAIN VIEW SCHOOL DISTRICT

Tax Rate Area 95004 (1)

Tax Rates Per \$100 Assessed Valuation

	1973/74	1974/75	1975/76	1976/77	1977/78
County	\$3.1327	\$3.1466	\$3.1466	\$ 3.1616	\$2.8356
Schools	5.5465	5.0663	5.3990	6.8614	5.3433
County Service Areas	.1603	.2255	.2293	.2029	.1998
Flood Control Zone 1	.3000	.3000	.3000	.3000	.2971
Municipal Water	.4800	.4800	.5500	.6400	.7600
Metropolitan Water	<u>.1800</u>	<u>.1800</u>	<u>.1600</u>	<u>.1500</u>	<u>.1400</u>
All Property Rate	\$9.7995	\$9.3984	\$9.7849	\$11.3159	\$9.5758
Land Only Rate:					
Chino Basin Water Cons.	.2145	.2145	.2145	.2145	.2145
Soil Conservation	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>.0275</u>
Total Tax Rates	10.0140	\$9.6129	\$9.9994	\$11.5304	\$9.8178

(1) Tax Rate Area 9504 prior to the 1978/79 fiscal year.

Source: San Bernardino County Auditor-Controller.

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LARGEST TAXPAYERS

Southern California Edison Company is the largest taxpayer in the District, having a 1978/79 assessed valuation of \$4,158,000 or approximately 12.5 percent of the school dis-

trict's total assessed valuation. The other major taxpayers in the District are primarily involved in agricultural activities. Table 4 shows a listing of the ten largest taxpayers within the Mountain View School District during the 1978/79 fiscal year.

Table 4  
MOUNTAIN VIEW SCHOOL DISTRICT  
Ten Largest Taxpayers - 1978/79 Fiscal Year

Name	Product/Service	1978/79
		Assessed Valuation
Southern California Edison Company	Public Utility	\$ 4,158,000
Frank & Lois M. Hilarides	Agriculture	338,235
Cornelius & Eleanor J. Vanderham	Agriculture	324,350
Sunkist Growers, Inc.	Citrus Processing	310,860
Hunt Industries	Land Developer	283,555
Frank M. & Mary C. Fagundes	Agriculture	282,065
Fred & Jennie DeBoer	Agriculture	276,225
Fred & Audrey Schakel	Agriculture	263,575
Bas & Nellie Van Dam	Agriculture	251,550
Frank & Nellie Busman	Agriculture	246,510

Source: San Bernardino County Assessor.

#### TAX LEVIES AND DELINQUENCIES

Ad valorem taxes are collected for the District by the San Bernardino County Tax Collector at the same time and on the same rolls as county and special district taxes. Secured taxes are due on November 1, and March 1 and become delinquent on December 10 and April 10, respectively. Taxes on unsecured property are due on March 1 and become delinquent in the following fiscal year on August 31.

The following tabulation shows the secured taxes levied by the District during the past five fiscal years, together with the total amounts and percentages delinquent as of June 30 of each year.

MOUNTAIN VIEW SCHOOL DISTRICT  
Secured Tax Levies and Delinquencies

Year Ending June 30	Secured Tax Levy	Delinquent as of June 30	
		Amount	Percentage
1974	\$118,194	\$ 3,919	3.32%
1975	83,867	5,312	6.33
1976	122,934	2,721	2.21
1977	342,390	13,666	3.99
1978	148,021	3,685	2.49

Source: San Bernadino County Auditor-Controller.



## FUND BALANCES

Table 5 presents a summary of the District's fund balances as of June 30 for the past five fiscal years.

Table 5  
MOUNTAIN VIEW SCHOOL DISTRICT  
Fund Balances as of June 30

Fund	1974	1975	1976	1977	1978
General Fund	\$ 73,909	\$ 63,366	\$ 59,506	\$220,178	\$269,441
Bond Interest and Redemption Fund	15,256	14,437	14,834	15,055	114,699
Cafeteria Account	147	297	536	480	1,150
Bond Building Fund (1)	--	--	--	--	919,751
State School Building Fund (1)	--	--	--	--	30,006
Special Reserve Fund (1)	--	--	--	--	153,258

(1) Fund established during 1977/78 fiscal year.

Source: District audit reports for individual years.

## GENERAL FUND INCOME AND EXPENDITURES

Table 6 presents a five-year summary of General Fund income and expenditures of the Mountain View School District as reported in District audit reports plus the income and expenditures summarized in the 1978/79 Final Budget. For the four years ending in 1977/78, annual budget appropriations and the variance of actual expenditures are shown.

Beginning in 1974/75 all school districts in the State of California were required to follow accounting and financial reporting procedures in accordance with revenue source categories and expenditure object code classifications prescribed by the California State Accounting Manual. Certain school district expenditure items prior to 1974/75 cannot, therefore, be directly compared with subsequent years. The first footnote to Table 6 summarizes expenditure items which are not common to budget line items subsequent to 1973/74.

## DIRECT AND ESTIMATED OVERLAPPING BONDED DEBT

The District's general obligation bonding capacity is equal to 5 percent of its assessed valuation after all exemptions except homeowners' and business inventory, as adjusted by the Collier Factor. The Collier Factor is a comparison of a county's assessment level with the statewide average ratio. The factor is used to offset differences in assessment levels for intercounty school districts and conforms assessments to a statewide average assessment level for all property. Upon delivery of the bonds currently being offered, the District's general obligation bonded debt will be \$1,656,000.

Table 7 is a statement of the direct and estimated overlapping bonded debt of the Mountain View School District as of January 15, 1979.

Table 6  
MOUNTAIN VIEW SCHOOL DISTRICT  
Summary of General Fund Revenues and Expenditures

	1973/74	1974/75	1975/76	1976/77	1977/78	Final Budget 1978/79
Fund Balance, July 1	\$ 49,738	\$ 73,909	\$ 63,366	\$ 59,506	\$220,178	\$269,441
Adjustments	( 414)	94	849	( 2,458)	35,270	412
Adjusted Beginning Balance	\$ 49,324	\$ 74,003	\$ 64,215	\$ 57,048	\$255,448	\$269,853
Revenues						
Federal sources	\$ --	\$ 3,835	\$ 7,670	\$ 8,964	\$ 32,320	\$ 35,800
State sources	35,289	39,460	30,522	58,027	81,796	342,970
County sources	3,720	3,227	6,175	2,423	1,777	4,000
Local sources	149,767	122,364	158,886	370,412	304,938	98,211
Total Revenues	\$188,776	\$168,886	\$203,253	\$439,826	\$420,831	\$480,981
Total Funds Available	\$238,100	\$242,889	\$267,468	\$496,874	\$676,279	\$750,834
Expenditures						
Certified salaries	\$ (1)	\$106,259	\$118,276	\$125,175	\$188,968	\$268,000
Classified salaries	(1)	20,867	28,999	27,477	63,627	70,778
Employee benefits	(1)	13,313	17,181	29,208	53,100	113,275
Books, supplies, equipment replacement	(1)	21,008	26,209	15,008	27,726	39,000
Contracted services, other operating expenses	(1)	14,299	16,684	40,002	39,913	62,000
Capital outlays	3,081	3,152	459	35,355	30,865	102,000
Outgoing tuition and transfers	6,087	625	154	4,471	2,639	18,000 (2)
Total Expenditures	\$164,191	\$179,523	\$207,962	\$276,696	\$406,838	\$673,053
Amended Budget Expenditures	\$215,090	\$220,576	\$218,525	\$471,010	\$559,965	\$ --
Variance to Actual Expenditures	\$ 50,899	\$ 41,053	\$ 10,563	\$194,314	\$153,127	\$ --
Ending Fund Balance, June 30	\$ 73,909	\$ 63,366	\$ 59,506	\$220,178	\$269,441	\$ 77,781

(1) Not available due to change in reporting procedures. Total current expense of \$155,023, consisting of the following:  
Administration, \$6,447; Instruction, \$100,651; Plant Operation and Maintenance, \$19,258; Fixed Charges, \$13,141;  
Pupil Transportation, \$15,018; and Food Services, \$508.

(2) Includes Appropriation for Contingencies of \$16,000.

Sources: District audit reports for fiscal years 1973/74 through 1977/78; Annual Budget Report (Form J-41) July 1, 1978 to June 30, 1979, adopted by the District's governing board on September 1, 1978 for 1978/79 data.



Table 7

## MOUNTAIN VIEW SCHOOL DISTRICT

## Statement of Direct and Estimated Overlapping Debt (1)

Estimated Population	6,000 (2)
1978/79 Assessed Valuation	\$ 33,180,060 (3)
Estimated Market Value	\$132,720,000 (4)

Public Agency	Debt Applicable January 15, 1978	
	Percentage	Amount
San Bernardino County Building Authorities	0.980%	\$ 125,773
San Bernardino County Free Library Authorities	0.772	7,643
Metropolitan Water District	0.063	330,737
Chino Basin Municipal Water District	2.486	335,983
Chaffey Union Community College District	2.491	3,737
Chaffey Union High School District	4.041	166,287
Mountain View School District	100.000	1,656,000
City of Ontario	5.386	219,480
<b>TOTAL GROSS DIRECT AND OVERLAPPING BONDED DEBT</b>		<b>\$ 2,845,640</b>
Less: City water bonds (100% self-supporting)		28,007
<b>TOTAL NET DIRECT AND OVERLAPPING BONDED DEBT</b>		<b>\$ 2,817,633</b>

	Ratio To		
	Assessed Valuation	Real Value	Per Capita
Assessed Valuation	--%	--%	\$ 5,530
Direct debt	4.99	1.25	276
Net direct and estimated overlapping debt	8.49	2.12	470

(1) Compiled in cooperation with California Municipal Statistics, Inc.

(2) January 1929 estimate by District Staff.

(3) The 1978/79 assessed valuation is before deduction of \$4,276,995 homeowner's and business inventory exemptions, the taxes on which are reimbursed by the State of California.

(4) Assuming that assessed valuation is equal to 25 percent of full market value.

(5) Includes \$555,000 to be sold on January 15, 1978.

## LEASE AGREEMENT

The District is obligated under a seven-year lease agreement, commencing in the 1978/79 fiscal year and continuing through fiscal year 1984/85, for approximately \$47,591 per year. The lease relates to seven relocatable classrooms which the District has the option to purchase for \$1 upon termination of the lease.

## EMPLOYER - EMPLOYEE RELATIONS

Certified personnel of the Mountain View School District may be members of the California Teachers Association. One administrative staff person is a member of the California School Employees Association. Classified employees are not members of any professional or vocational organization. There is no local association which acts as bargaining agent for District employees.

The District has a negotiated employment contract with its certificated personnel through June 30, 1979. However, all District salaries have been frozen for the current fiscal year as a condition to participating in the distribution of state aid arising out of Proposition 13.

Effective July 1, 1976, provisions of the Rodda Act codified as Chapter 961 of the 1975 Statutes affects all school districts in California. In case of labor disputes, local grievance procedures may be operative (if established by contract), or both parties may agree to submit grievances to final and binding arbitration pursuant to rules adopted by the Educational Employment Relations Board, which administers the Act. The Act's provisions with respect to the rights, obligations, and unfair practices applicable to management and labor became effective April 1, 1976.

## PENSION PLANS

The District participates in the State of California Teacher's Retirement System (STRS). This plan covers basically all full-time certificated employees. The district's contribution to STRS for fiscal year 1977/78 amounted to \$11,933, which includes both current costs and backfunding.

The District also participates in the State of California Public Employees' Retirement System (PERS). This plan covers all classified personnel who are employed at least 50 percent of the workweek. The District's contribution to PERS for 1977/78 amounted to \$5,346, which includes both current costs and backfunding.

Classified employees also participate in the Federal Social Security System, for which the District paid \$3,634 in 1977/78. In addition, the District paid \$2,242 to State Workmen's Compensation in behalf of all employees.

The State Teachers' Retirement System (STRS) operates under provisions of the State Education Code. The System includes California public teachers from preschool through grade fourteen and certain other employees of the public school system. There were approximately 334,200 active and inactive members, 72,368 benefit recipients, and 1,149 participating agencies at June 30, 1977. Membership is mandatory for all certificated employees meeting the eligibility requirements.



The System is financed by earnings from investments and contributions from members, school districts, and the State of California, which pays \$144,300,000 annually to the year 2002, subject to annual legislative appropriation. Under present rules, members contribute eight percent of applicable earnings, and school districts contribute a percentage (currently eight percent) of applicable member earnings. However, under legislation enacted in 1977, new increased rates, effective July 1, 1979, would result in total contributions of 21 percent of payroll after a five-year period. The employer rate would increase to 10 percent, and the State of California would contribute three percent, with the employee rate remaining at eight percent.

Actuarial valuations of the System are based upon the entry-age-normal cost method, which is a projected benefit cost method wherein level normal cost rates (contributions) are computed sufficient to fund benefits over the entire service life of members. The System's financial statements are prepared on the accrual basis of accounting.

At June 30, 1977, the total unfunded obligation of the System was \$9,894,721,919, as determined by the independent actuary. This includes the present value of future State contributions provided by the State Teacher's Retirement Law (\$1,666,000,000).

Comparable figures for June 30, 1976 were \$9,420,709,989 and \$1,577,182,428, respectively. In the opinion of the Chief Executive Officer for STRS, the additional contributions referred to above, while helpful, will not solve the funding problem.

The State Teachers' Retirement System's actuary is Milliman & Robertson, Inc., of San Francisco, California; Investment Counsel for equities is Scudder, Stevens & Clark, San Francisco, California; Auditor is Cooper & Lybrand, Sacramento, California.

The State Public Employees' Retirement System (PERS) was originally established in 1931. As of June 30, 1977, there were 556,759 members, of whom approximately 10% are classified as "safety" members (principally fire and police duties) and the balance are classified as "miscellaneous" members (management, administrative, staff, operational and clerical employees).

Approximately one-third of the members are state personnel and the balance are public agency personnel. As of June 30, 1977, the System provided retirement, death and survivor benefits under 979 contracts for 2,078 public agency employers (cities, counties, school districts, special districts and other public bodies) with 374,051 members. The System's funding is by employer and employee contributions together with investment income. Contributions fluctuate yearly depending on the number of members and their respective salary schedules.

Total assets of the System at June 30, 1977 were \$8,951,924,831 according to the annual audit. Of this amount net assets of \$8,755,875,035 were available for benefits.

The annual contribution by employers for the 1976/77 fiscal year was \$718,363,062. The annual contribution by employees for the 1976/77 fiscal year was \$312,725,614.

The most recent actuarial valuation, performed by PERS, utilized census data as of June 30, 1976. The total unfunded obligation of the System was determined to be \$6,868,665. The method used was entry-age-normal cost, which is a projected benefit cost method

wherein level employer normal cost rates, considering present member contributions, are calculated at amounts sufficient to fund benefits over the entire service life of members.

Except for pooling of certain miscellaneous public agency members, actuarial evaluations are performed for each participating employer, and the total accrued actuarial liability noted above is the sum of the individual employer accounts. According to the PERS annual report, public agency employer contribution rates set forth between each agency and PERS will meet all ongoing costs and fund the unfunded liability for each agency in accordance with the terms of each agency's contract.

The System's financial statements are prepared on an accrual basis of accounting and the System's auditor is Touche Ross & Co., San Francisco, California. Citicorp Investment Management, Inc., San Francisco, provides investment advisory services. The System's actuarial activities are conducted internally on a continuous basis, with an experience analysis being required no less than every four years under the Retirement Law. Management Applied Programming, Inc., Los Angeles, California is reviewing the June 30, 1977 actuarial valuation prepared by the PERS staff.

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## ECONOMY OF THE DISTRICT AND VICINITY

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The District is located in southwestern San Bernardino County, about 40 miles east of Los Angeles and 18 miles west of San Bernardino. It covers 13 square miles of incorporated and unincorporated territory. The northern part of the District lies within city limits of the City of Ontario. The Riverside County line forms the District's eastern and southern boundaries. To the west, separated by a few miles of unincorporated area, is the City of Chino. The District is traversed by the Pomona Freeway (California 60) and the main line of the Union Pacific Railroad.

The economy of the District is based upon agriculture, the development of suburban residential neighborhoods and commercial establishments which serve the expanding population base. The principal agricultural activities include dairying, grape cultivation, truck crops and field crops. Many large dairies have relocated to the District from the Los Angeles area, where rising land values and residential development has caused curtailment of farm operations. Another large new dairy is nearing completion at a site in the west central part of the District. Livestock, stockyard, and horse breeding establishments add to the agricultural base of the local economy. With the exception of grain milling activities, there are no industrial plants in the District.

The Ontario National Golf Club, a private firm operating on leased city land, is located within the District. Its championship length course is the scene of many tournaments.

The District enjoys a mild climate typical of Southern California. The average mean temperature ranges from 52 degrees in January to 72 degrees in July. Rainfall is generally confined to the winter months and averages approximately 16 inches annually.

## POPULATION AND HOUSING

Completion of the Pomona Freeway through the District in the early 1970's and its interchange with the Corona Freeway and the Orange Freeway has stimulated growth in the population of the District and adjacent areas. This growth is expected to intensify in future years as work continues on the Devore Freeway (Interstate 15). Now complete to a point near the Pomona Freeway, this north-south artery will connect with the Riverside Freeway near Corona, and will eventually extend to San Diego.

The District lies within portions of two planning districts utilized by the San Bernardino County Planning Department in analyzing demographic trends. Data from the 1970 Census were compiled on the basis of these planning districts and sub-areas within these geographic units. During April 1975 a Special Census was conducted for San Bernardino County by the U. S. Bureau of the Census.

The following tabulation summarizes the 1970 and 1975 census data for these two planning districts, plus the County Planning Department's estimates for April 1978.



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## MOUNTAIN VIEW SCHOOL DISTRICT

### Summary of Population and Dwelling Units in Overlapping Planning Districts

Planning District	Population			Dwelling Units		
	1970 (1)	1975 (2)	1978	1970 (1)	1975 (2)	1978
No. 2 East Chino	3,261	3,353	4,021	643	761	895
No. 3-18 Ontario S.E.	<u>8,076</u>	<u>8,151</u>	<u>10,344</u>	<u>2,211</u>	<u>2,600</u>	<u>3,259</u>
Total	11,337	11,504	14,365	2,854	3,361	4,154

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(1) 1970 U. S. Census - U. S. Bureau of the Census.

(2) 1975 Special Census - U. S. Bureau of the Census.

(3) San Bernardino County Planning Department estimate as of April 1, 1978.

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Although District boundaries do not conform to either of the above planning districts, an indication of growth between 1970 and 1978 in the surrounding area may be drawn from the data. During the 1970 and 1975 Census periods the District was lightly populated. Population growth within the District has accelerated significantly since the Spring of 1976, as discussed under the heading "NEW CONSTRUCTION" below. The District's Staff estimates that approximately 6,000 persons will reside in the District as of January 1979.

#### NEW CONSTRUCTION

Residential construction within the District has accelerated significantly since the Spring of 1976 with approximately 1,150 new homes completed during this period. Demand for new homes in this area has been stimulated primarily by families desiring to relocate from Orange and Los Angeles counties. This movement had been facilitated by completion of the Pomona Freeway and connecting traffic arteries, making it possible for families to live in southwestern San Bernardino County while the principal wage earner continues to commute to either Orange County or Los Angeles County.

American National Housing Corporation, Covington Brothers and the Kingsway Construction Corporation are the principal developers operating within the District. The three development companies are constructing single-family homes in the medium price range. The City of Ontario has issued a total of 1,264 building permits to these developers, for units to be constructed within the District - 1,154 of which were completed as of November 1, 1978. The accompanying tabulation presents a summary of construction activity within the District by tract.

Virtually all new residential construction in the District is taking place within the Ontario city limits. Lands in the southern part of the District lie within an agricultural preserve, while those in the northeastern quadrant are devoted to large scale agricultural activities such as dairies, stockyards, and grain milling.

MOUNTAIN VIEW SCHOOL DISTRICT  
Developer Activity as of November 1, 1978

Tract	Number of Lots Approved	Name of Developer	Number of Permits Issued	Number of Units Completed	General Location
8824	203	Kingsway Construction Corp.	202	202	Walnut & Vineyard
9142	150	American National Housing Corp.	150	147	Riverside & Archibald
9294	240	American National Housing Corp.	239	239	Riverside & Turner
9618	323	American National Housing Corp.	322	315	Pomona Freeway & Archibald
9709	103	American National Housing Corp.	103	4	Pomona Freeway & Turner
9210	177	Covington Brothers	177	176	Riverside & Archibald
9774	<u>71</u>	Covington Brothers	<u>71</u>	<u>71</u>	Archibald & Walnut
Totals	1,267		1,264	1,154	

Source: City of Ontario Planning Department.

#### EMPLOYMENT

Ready access to the extensive freeway network of the Los Angeles Basin and Southern California facilitates employment mobility for residents of the District, enabling employed persons to commute over a wide area. Although numerous employment opportunities are found in San Bernardino and Riverside counties, a substantial number of employed residents who have moved to the District from Los Angeles and Orange counties continue to commute to jobs in those areas.

The principal sources of employment in the vicinity of the District are manufacturing industries, government, and the services occupations. The major industrial employer in the area is Kaiser Steel Corporation, which employs over 9,000 at its steel mill and steel fabricating operations in Fontana about six miles northeast of the District. Other large industrial employers in the area are General Electric Company, which makes appliances and provides aviation services at Ontario, Lockheed Aircraft Service Corporation, Sunkist Growers, and Freightliner Corporation, each employing over 500 persons. These and other industrial employers are listed on page 23.

Major non-manufacturing employers in the area are the State of California, employing over 1,900 at correctional institutions at Chino and Norco, the City of Ontario, various educational institutions, and Ontario International Airport. The airport, which borders the District on the north, provides employment for approximately 400 persons, including airport, airline, and associated activities.

The District forms part of the San Bernardino-Riverside-Ontario Labor Market Area composed of San Bernardino and Riverside counties, an area reported on a monthly basis by the State Employment Development Department. Employment opportunities in this two-county area are described in the section of this Official Statement entitled "THE SAN BERNARDINO VALLEY".

## TRANSPORTATION

Major regional and national transportation facilities serve the District. The Pomona Freeway (California 60) and the main line of the Union Pacific Railroad traverse the District. State Highway 31 is located along the eastern boundary of the District, and provides linkage with the San Bernardino Freeway (Interstate 10) to the north and the Riverside Freeway to the south. State Highway 83, a few miles to the west connects with the Foothill Freeway, the San Bernardino Freeway and the Corona Freeway.

Interstate 15 (Devore Freeway) is about one-half mile east of the District's eastern boundary. This freeway, which will link Las Vegas and San Diego, is now complete from Las Vegas to the Pomona Freeway interchange and construction is proceeding south of that point.

On the District's northern boundary is the Ontario International Airport, one of the principal air terminals in Southern California. This facility is a dominant factor in the industrial development and future potential of the District and surrounding area. Nine air carriers have regularly scheduled flights from Ontario. The airport is under control of the Los Angeles Department of Airports. The 1,450-acre airport, second largest in Southern California, accomodates more that 1.3 million passengers and over six million pounds of air cargo annually.

Chino Airport, located less than two miles from the District's southwestern boundary, provides general aviation services. It is the busiest of the nine airports owned and operated by San Bernardino County. Covering 923 acres, it has 320 based aircraft and logs 184,000 aircraft operations yearly, more than half the total for all County-administered airports.

Interurban and regional motor transportation services, including Continental Trailways, Greyhound, and Southern California Rapid Transit, are available in the City of Ontario. As yet there is no local bus service within the District, although regional Omnitrans routes run a short distance to the west.

Shipping facilities to intercoastal and world markets are available at Los Angeles Harbor and Port of Long Beach.

## UTILITIES

Utility services with the District are furnished by the following suppliers:

Electric Power:	Southern California Edison Company
Natural gas:	Southern California Gas Company
Telephone:	General Telephone Company of California
Water:	City of Ontario and Chino Basin Municipal Water District



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LARGEST INDUSTRIAL EMPLOYERS IN VICINITY OF THE DISTRICT

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Company	Product/Service	No. of Employees
<u>ONTARIO</u>		
Armstrong Nurseries	Nursery stock	100-250
General Electric Co.	Electric flat irons	over 1,000
Hooker Industries, Inc.	Exhaust systems	250-500
Ideal Industries	Travel trailers	100-250
Keystone Products, Inc.	Wheels, auto accessories & die casting	100-250
Lockheed Aircraft Service Company	Aircraft maintenance	500-1,000
Parco-Plastic & Rubber Products Company	Custom molded rubber products	250-500
Progress Bulletin Publishing	Newspaper publishing	100-250
Richton Sportswear	Boys' & mens' sportswear	250-500
Sunkist Growers, Inc.	Orange products	500-1,000
The Woodworks	Wood furniture	100-250
<u>ALTA LOMA</u>		
American Can Company	Plastic bottles	90
Steel-Web Corp.	Fabricated metal products	50-100
Bennett Industries, Inc.	Metal shipping containers	50-100
<u>CHINO</u>		
Freightliner Corporation	Light & heavy duty trucks	500-1,000
L & L Nursery Supply, Inc.	Wood, chemicals & allied products	100-250
<u>CUCAMONGA</u>		
Columbian Ribbon & Carbon Manufacturing Co., Inc.	Carbon paper & business machine ribbons	100-250
Data-Design Laboratories	Electronics, technical training & educational materials	100-250
Fasson Products (Avery Corp.)	Adhesive coated paper, films & foil	100-250
Frito-Lay, Inc.	Snack foods	100-250
General Knit of California, Inc.	Knitted textiles	250-500
Metropolitan Wire Goods Corp.	Fabricated wire products	100-250
Mobile Industries, Inc.	Mobile homes	100-250
Phillips Industries, Inc.	Aluminum windows & doors for recreational vehicles	100-250

Safetran Systems Corp.	Railroad electronic signaling & communications equipment	100-250
SA Enterprises	Mobile homes	100-250
Otis Elevator Co.	Elevators	100-250
Robert Manufacturing Co.	Valves	100-250
Sunshine Foods	Food products	100-250
Royal Creations, Inc.	Wood furniture	100-250

#### ETIWANDA

Ameron Steel Producing Division	Steel bar, coil, wire & mesh	250-500
National Can Corporation	Lithographed metal containers	250-500

#### FONTANA

Kaiser Steel Corporation	Steel manufacturer, plate & structural fabrication	over 9,000
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#### GUASTI

Brookside Vineyard Co.	Wines, brandy & champagne	100-250
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#### UPLAND

Inspiron	Disposable medical products	250-500
Neward Die & Manufacturing Company, Inc.	Custom & plastic molding	100-250
Pactra Industries, Inc.	Package lacquers & manufacture paint	100-250
Upland Lemon Growers Ass'n.	Citrus harvesting	100-250
American Telecommunications Corp.	Electronic equipment	100-250

Source: "San Bernardino County 1977-78 Industrial Directory".  
San Bernardino County Economic Development Department.

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## EDUCATION

The District is part of the Chaffey Union High School District, which operates six high schools in the area, and the Chaffey Community College District, which administers Chaffey College approximately seven miles north of the District, in Alta Loma. Chaffey College was founded in 1883 as a preparatory school, organized as a junior college in 1916, and reorganized as a junior college in 1922. The campus was relocated to its present site in 1960. In the fall of 1978 Chaffey College had a total enrollment of 10,698 and a full-time enrollment of 3,471. The College offers two-year programs leading to a certificate in various academic or vocational fields, or for transfer to a four-year degree institution. Among courses offered are electronics, lithography, aeronautics, fire science, welding technology, life sciences, nursing, dental assisting, and business education. On the main campus in Alta Loma are a planetarium and a children's center. Off-campus facilities include a Skill Center at Ontario International Airport and the Ontario-Montclair Center in Ontario. Vocational courses at these locations are offered to more than 1,000 adult education participants.

Recognized four-year colleges and universities located within a 35-mile radius of the District include the University of California at Riverside, San Bernardino State College, California State Polytechnic University at Pomona, University of Redlands, Loma Linda University, the Claremont Colleges (Scripps, Pomona, Claremont, Harvey Mudd, Pitzer), the Claremont Graduate School, California Institute of Technology, Whittier College, and Fullerton State University in Orange County.



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## THE CITY OF ONTARIO

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Approximately one-third of the District lies within the limits of the City of Ontario. Ontario's city limits encompass approximately 31 square miles at an average elevation of 1,000 feet and extend southeastward into the northern portion of the District. The City recently annexed land south of the District school, opening substantial acreage for residential development. It is reported that additional District lands, lying east of the present city limits, may be annexed to Ontario at some future date.

Ontario was founded in 1882 by the Chaffey brothers, who built the city around a wide, tree-lined thoroughfare seven miles long and two hundred feet wide. The City and its environs have a large number of manufacturing and other industrial operations plus a well-developed commercial and trading center. The City is served by two freeways, three transcontinental railroads and the nine air carriers which provide service to the Ontario International Airport.

### MUNICIPAL GOVERNMENT

The City of Ontario was incorporated in 1891 and operates as a general law city under the council-manager form of government. The City Council is comprised of five members elected at large for alternating four-year terms. The City has a staff of 486 full-time employees, under the direction of the City Manager who is appointed by the Council and is responsible for the administration of city affairs and execution of council policy.

### POPULATION

The population of Ontario has steadily increased since 1950. The 1970 U.S. Census showed the City's population to be 64,118, which represented an increase of 17,501 or nearly 38% in the ten years since the 1960 census. During the twenty-year period between the 1950 census and the 1970 census, the population increased by 41,246. The State Department of Finance estimated the City's population at 70,600 as of January 1978. The tabulation below summarizes population growth in the City:

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CITY OF ONTARIO	
Population Growth	
Year	Population
1940	14,197 (1)
1950	22,872 (1)
1960	46,617 (1)
1970	64,118 (1)
1974	64,300 (2)
1978	70,600 (2)

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(1) U.S. Census.  
(2) January 1 estimate by State Department of Finance.

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## HOUSING AND INCOME

The 1970 U.S. Census of Housing reported 20,876 dwelling units in the City, of which 16,378 or 78.5 percent were single-family dwellings. Nearly 70 percent of the single-family homes were owner-occupied. The median value of owner-occupied dwellings was reported to be \$17,100 and the median rental payment was \$93 per month. Comparable median data for San Bernardino County were \$16,900 and \$91, respectively.

Due to inflation and other factors home values have risen significantly since 1970. The Ontario Chamber of Commerce reports that during 1977 and 1978 the sales prices of existing homes in Ontario ranged between \$26,000 and \$150,000.

The median household effective buying income for Ontario families during 1977 was \$13,990 compared to \$13,701 for the San Bernardino-Riverside-Ontario Standard Metropolitan Statistical Area as a whole, according to Sales Management's 1978 Survey of Buying Power. Over 45 percent of all households in Ontario realized incomes of \$15,000 or more, according to this source.

## BUILDING ACTIVITY

Paralleling population and commercial growth in the City, construction activity has increased impressively. The City's Building Department has issued building permits totaling more than \$337.7 million and approved 7,285 new residential units since 1973. The following tabulation presents a summary of the building permits issued since 1973.

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### CITY OF ONTARIO

#### Building Permit Valuations

Calendar Year	Number of New Residential Units	Residential Valuation	Total Valuation
1973	525	\$ 9,875,000	\$ 19,706,000
1974	285	8,385,000	19,694,000
1975	425	14,829,000	22,703,000
1976	1,693	57,987,000	64,872,000
1977	2,449	89,437,000	105,532,000
1978 (9 months)	1,909	69,760,000	105,236,000

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Source: "California Construction Trends", Security Pacific National Bank

## COMMERCE

Commercial activity in Ontario is characterized by a well-developed and diversified central business district with a wide variety of shops and service establishments. Neighborhood shopping centers and three major centers offer a full range of specialty shops, department stores and other outlets.

The tabulations on the following page summarize the growth in taxable transactions since 1973, with a detailed breakdown of the 1977 volume by type of outlet.

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CITY OF ONTARIO  
Five-Year Summary of Taxable Transactions

Year	Outlets July 1	Taxable Transactions
1973	1,188	\$147,862,000
1974	1,212	150,845,000
1975	1,260	164,057,000
1976	1,265	197,492,000
1977	1,386	246,922,000

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Source: State Board of Equalization.

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CITY OF ONTARIO  
Summary of 1977 Taxable Transactions (\$000 omitted)

Type of Outlet	Outlets July 1	Taxable Sales
Apparel stores	21	\$ 2,730
General merchandise stores	22	20,014
Drug stores	11	4,822
Food stores	62	17,572
Packaged liquor stores	12	3,964
Eating and drinking places	127	19,097
Home furnishings and appliances	41	6,550
Building material and farm implements	19	12,684
Auto dealers and auto supplies	47	56,041
Service stations	53	29,835
Other retail stores	137	24,575
Total Retail Stores	552	\$197,884
All other outlets	834	49,038
Total All Outlets	1,386	\$246,922

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Source: State Board of Equalization.

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BANKING

Ontario is served by the following commercial banking institutions: Bank of America NT & SA (three branches) , Bank of California, Crocker National Bank, First National Bank & Trust (three branches) and United California Bank. Financial services also are provided by California Federal Savings & Loan, Ontario Savings & Loan, Santa Fe Federal Savings and Loan, Southwest Savings and Loan, and World Savings & Loan Association.



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## THE SAN BERNARDINO VALLEY

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The District lies in the heart of the most intensively developed portion of the San Bernardino-Riverside-Ontario Metropolitan Area which encompasses San Bernardino and Riverside counties. At January 1, 1978, the State Department of Finance estimated that this area, the fifth most populous metropolitan area in California, had a population of 1,347,000, an 18 percent increase over the total reported in the 1970 U. S. Census. The State of California's population increased less than 11 percent during the same period.

The San Bernardino-Riverside-Ontario Metropolitan Area has a wide variety of basic industries such as steel, agriculture, electronics, tourism, military installations, government facilities, and minerals. The only integrated steel mill on the Pacific Coast is located at Fontana, six miles east of the District. This complex accounts for approximately 70 percent of the raw steel output in California.

### EMPLOYMENT

Employment patterns in the San Bernardino-Riverside-Ontario Labor Market Area are reported periodically by the State Department of Employment Development. In October, 1978 this labor market supported 394,700 nonagricultural wage and salary workers and 22,100 agricultural workers. Of the nonagricultural workers, nearly 25 percent are on government payrolls, largely at the state and local government level. Trade, services and manufacturing are the other leading sources of jobs, in that order. Of over 62,100 workers in manufacturing more than 73 percent are engaged in durable goods production. Transportation equipment and primary metals are the leading industries in this group. A summary of employment by industry throughout the metropolitan area appears below, and a list of the major employers appears on the following page.

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### SAN BERNARDINO-RIVERSIDE-ONTARIO LABOR MARKET

#### Wage & Salary Employment by Industry

	October 1978	October 1977
Manufacturing	62,100	57,500
Mineral extraction	2,200	2,500
Construction	20,900	18,300
Transportation,communications,utilities	21,800	20,400
Wholesale trade	15,200	14,500
Retail trade	79,400	74,800
Finance,insurance,real estate	15,400	14,800
Services	79,100	76,000
Federal government	15,700	14,700
State and local government	82,900	78,700
Total Nonagricultural	394,700	372,200
Agricultural	22,100	19,500
Total All Industries	416,800	391,700

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Source: State Department of Employment Development.

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# SAN BERNARDINO-RIVERSIDE-ONTARIO LABOR MARKET

## Selected Major Employers

Employer	Product/Service	Number Of Employees
<u>Manufacturing Employment:</u>		
Amax Aluminum Mill Products, Inc., Riverside	Aluminum sheet, tubing	1,100
Bourns, Inc. Riverside	Electronic components	1,600
Deutsch Co., Banning	Electronic components	900
E. L. Yeager Constr. Co., Rubidoux	Heavy Construction, concrete	850
Fleetwood Enterprises, Riverside	Mobile homes, recreation vehicles	1,450
Freightliner Corp., Chino	Trucks	501-1,000
General Electric Co., Ontario	Appliances, aviation services	over 1,000
Johns-Manville Fiber Glass Div., Corona	Fiberglass insulation	400
Kaiser Steel Co., Fontana	Iron, steel, structural shapes	9,000
Kerr-McGee Chem. Corp., Trona	Potash, borax	501-1,000
Lockheed Aircraft Service Co., Ontario	Aircraft maintenance	over 1,000
Owens-Illinois, Lily Tulip Div., Riverside	Containers	430
Press-Enterprise Co., Riverside	Printing, publishing	585
Riverside Cement Co., Riverside	Cement	600
Sunkist Growers, Ontario	Orange products	501-1,000
Sunkist Growers, Corona	Lemon products	450
Rohr Industries, Riverside	Aircraft components	1,040
Toro Co., Riverside	Irrigation systems	350
<u>Non-Manufacturing Employment:</u>		
Central City Mall, San Bernardino	Regional shopping center	3,000
General Telephone Company	Communications	400
Inland Center Mall, San Bernardino	Regional shopping center	2,500
Kasler Corp.	Highway construction	250-500
Loma Linda University & Hospital	University and hospital	5,200
March Air Force Base, Riverside	Defense (civilians only)	1,300
Norton Air Force Base, San Bernardino	Defense	11,000
Pacific Telephone Co.	Utility	800
Riverside County	County government	4,000
San Bernardino County	County government	7,000
San Bernardino School System	Unified school system	3,000
San Bernardino State College	State college	525
San Bernardino Valley College	Community college	700
Santa Fe Railroad	Transportation	3,000
Southern Pacific Railroad	Transportation	1,300
Southern California Edison	Electrical utility	600
Southern California Gas Co.	Gas utility	350
TRW Systems Group	Research/management	750
University of California, Riverside	Education	3,600

Sources: San Bernardino Economic Development Department and Riverside County Department of Development.

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## PERSONAL INCOME

The U. S. Department of Commerce estimates that the monetary income per capita in San Bernardino County was \$5,349 in 1975, compared with \$3,524 in 1970. The 51.8 increase during the 1970-75 period exceeded the statewide increase of 46.5 percent.

## CONSTRUCTION ACTIVITY

After a low point in 1974, building permit valuations in San Bernardino County increased by over 57 percent the following year. In 1976, the annual gain exceeded 65 percent. Total valuation in 1977 established a record \$877 million, as reflected in the tabulation below. Single-family residential valuation accounted for the bulk of building permit valuation in 1976, with permits for over 10,000 new homes. This trend continued in 1977 with permits for single-family homes exceeding 15,700. Also 1977 reflects increased activity in multi-family construction, a development which carried over into 1978.

### SAN BERNARDINO COUNTY

Building Permit Valuation (\$000 omitted)

Year	1974	1975	1976	1977	1978(1)
Residential:					
New Single-Family	\$ 91,903	\$185,659	\$382,444	\$658,939	\$473,847
New Multi-Family	10,009	8,207	7,888	36,977	83,476
Additions, Alterations	17,537	23,201	28,511	40,555	36,883
Non-Residential:					
New Commercial	27,449	17,669	39,681	49,808	61,900
New Industrial	10,394	38,472	14,655	26,547	33,059
Alterations, Additions	6,881	7,031	9,244	10,511	10,192
Other	<u>33,295</u>	<u>30,833</u>	<u>33,129</u>	<u>53,882</u>	<u>69,355</u>
Total Valuation	\$197,468	\$311,072	\$515,552	\$877,219	\$768,712
No. of New Dwelling Units:					
Single-Family	3,473	5,192	10,008	15,746	10,721
Multi-Family	<u>634</u>	<u>494</u>	<u>472</u>	<u>2,243</u>	<u>3,623</u>
Total Units	4,107	5,686	10,480	17,989	14,344

(1) January-September.

Source: "California Construction Trends", Security Pacific National Bank.

## TAXABLE SALES

Taxable sales in San Bernardino County amounted to nearly \$2.9 billion in 1977, an increase of more than \$550 million and 23.5 percent over the previous year. The following tabulation presents a summary of the taxable sales transacted within San Bernardino County since 1973.



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SAN BERNARDINO COUNTY

Taxable Transactions

(Thousands of Dollars)

	Retail Outlets		All Outlets	
	Permits	Transactions	Permits	Transactions
1973	6,089	\$1,279,608	15,670	\$1,686,423
1974	6,091	1,354,669	16,072	1,823,841
1975	6,182	1,471,122	16,862	1,977,173
1976	6,294	1,726,263	17,673	2,343,336
1977	6,406	2,101,148	18,392	2,894,297

Source: State Board of Equalization

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AGRICULTURE

The fertile San Bernardino Valley is a major agricultural area, extending 40 to 50 miles in an east-west direction. It forms a part of the citrus belt of Southern California, and is a leading dairy producing area. Gross value of farm products in San Bernardino County exceeded \$353 million in 1977, the highest value on record for the County. There were 17 commodities with a valuation in excess of one million dollars. Milk and eggs are the principal farm products, accounting for nearly 75 percent of total output in 1977.

The following tabulation presents county agricultural production values by individual years since 1974. A list of the million-dollar crops in 1977, reported by the County Agricultural Commissioner, accompanies the tabulation.

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SAN BERNARDINO COUNTY

Gross Value of Farm Production

	1974	1975	1976	1977
Fruit and nuts	\$ 20,596,500	\$ 16,690,800	\$ 18,539,900	\$ 20,636,800
Vegetables	3,454,500	3,693,600	4,189,900	3,872,700
Field crops	12,065,100	13,823,000	15,075,200	13,203,100
Seed crops	96,900	92,100	301,000	142,500
Nursery prod., cut flowers	4,462,700	4,751,800	5,681,100	8,117,100
Apiary products	1,174,000	924,200	536,500	702,700
Livestock and poultry	37,832,400	41,958,000	40,533,600	40,283,800
Animal products	211,757,500	226,014,500	256,301,600	265,172,300
Aquaculture, worms	--	--	1,107,000	1,508,800
Total Value	\$291,439,600	\$307,948,000	\$342,265,800	\$353,639,800

Source: County Department of Agriculture.

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**SAN BERNARDINO COUNTY****Million Dollar Crops 1977**

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1. Milk	\$203,223,000	10. Pullets	\$3,776,000
2. Eggs	61,838,000	11. Lemons	3,229,000
3. Cattle and Calves	17,688,000	12. Grapes	2,596,000
4. Nursery Products	8,514,300	13. Grapefruit	2,085,000
5. Turkeys	8,421,000	14. Sheep and Lambs	1,275,000
6. Alfalfa Hay	8,003,000	15. Pasture-Permanent	1,275,000
7. Navel Oranges	6,941,000	16. Grain Hay	1,104,000
8. Chicken Fryers	6,164,000	17. Strawberries	1,080,000
9. Valencia Oranges	4,567,000		

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Source: County Department of Agriculture.

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**EDUCATION**

Public education in San Bernardino County is administered by 19 elementary school districts, two high school districts, 14 unified (K-12) school districts, and four community college districts. Enrollment in the elementary grades has turned up slightly in the past two years, reversing an earlier trend. Enrollment in the secondary and community college grades has stabilized. A five-year enrollment history of public schools in the County is shown below.

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**SAN BERNARDINO COUNTY****Total Enrollment in Public Schools (1)**

Grade K-14	1973	1974	1975	1976	1977
Elementary (K-8)	113,616	111,339	111,146	111,599	113,896
Secondary	66,444	69,296	71,466	72,443	72,159
Community College	<u>28,697</u>	<u>32,818</u>	<u>41,835</u>	<u>36,271</u>	<u>35,024</u>
Total	208,757	213,453	224,447	220,313	221,079

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(1) Fall enrollment.

Source: County Superintendent of Schools.

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Within San Bernardino County are eight universities and colleges. In addition, there are five two-year community colleges. Loma Linda University is a coeducational complex of schools offering undergraduate and graduate degrees including doctoral programs in varied academic and professional fields. The University of Redlands, a private liberal arts college granting baccalaureate and master's degrees, is known for its outstanding programs in the fields of business administration, education, music, chemistry, engineering, mathematics and physics. California State College, San Bernardino, three miles east of San Bernardino, offers the Bachelor's degree in 28 majors, and the Master's degree in various education fields. About ten miles south of the City of San Bernardino is the Riverside campus of the University of California. This is one of nine general campuses of the University of California system.

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